

# PLANNING COMMISSION

MEETING OF

NOVEMBER 1, 2001

## AGENDA & MINUTES

*City of Las Vegas*

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COUNCIL CHAMBERS • 400 STEWART AVENUE

### ITEM

### ACTION

**5:15 PM**

#### COMMISSIONERS BRIEFING:

##### PRESENT:

Craig Galati - Chairman  
Richard Truesdell - Vice Chairman  
Michael Buckley  
Steven Evans  
Byron Goynes  
Stephen Quinn

##### EXCUSED:

Laura McSwain

##### STAFF PRESENT:

Chris Knight - Planning & Development Dept.  
John Koswan – Planning & Development Dept.  
Chris Glore - Planning & Development Dept.  
Troy Jeschke – Planning & Development Dept.  
Bart Anderson - Public Works  
Qiong Liu – Public Works  
Bryan Scott - City Attorney's Office  
Angela Crolli – City Clerk's Office  
Linda Owens - City Clerk's Office

Troy Jeschke, Planning and Development Department, called the Briefing to order at 5:35 P.M.

##### Item No. B-2, V-0069-01:

Mr. Jeschke announced that the applicant has provided staff with a letter requesting this item be withdrawn without prejudice. They have submitted a revised site plan, which negates the requirement for an open space Variance.

##### Item No. B-4, SV-0018-01:

Mr. Jeschke said the applicant has requested this item be held in abeyance to the November 15, 2001 Planning Commission meeting and staff does not object. They have a small land use change that they are still fine tuning.

Chris Knight, Planning and Development, added that back in June the City Council established a six-month moratorium for the Rancho/Charleston area. A steering committee has been established to develop a plan, which will be on the November 15, 2001 meeting agenda. It has some recommendations for change on the land use designations from Rural to Desert Rural and Service Commercial designations along Charleston to Office. He provided that plan to the Commissioners. Over 3,000 notices were sent out and staff received about 25 telephone calls in response.

##### Item No. B-12, U-0135-01, B-13, U-0136-01, and B-14, Z-0025-88(9):

Mr. Jeschke noted that this site had previous approval of a site plan done last year and they are now coming back and proposing almost double the square footage.

Mr. Glore added that in terms of trip generation it will be less.

##### Item No. B-18, Z-0076-98(24):

Mr. Glore explained that the Site Development Plan Review anticipates a development agreement between the property owner and City. They will probably come before the Planning Commission at the first meeting in December. It is a good site plan for Suburban Density for a shopping center but is in the wrong location. Staff is recommending denial.

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**COMMISSIONERS BRIEFING:**

Item No. B-19, VAC-0034-01:

Mr. Jeschke stated that the applicant does not want to put in a cul-de-sac to City standards. They want to make it a private street. Some of the parcels along Colorado Street will lose their addresses if this were approved. The applicant will not have any access off Colorado Street, just Commerce Street.

Mr. Glore commented that the applicant has said he has the consent of the adjacent property owners.

Item No. B-20, VAC-0038-01:

Mr. Glore said this item was incorrectly noticed as being in Ward 1 when it is in Ward 5. Because the location and description were correct, it will not have to be re-noticed.

General Discussion:

John Koswan, Planning and Development, said the Sign Code is being revised. There will be briefings with the Planning Commissioners, City Council officials, various staff members, and a Planning Commission workshop on this issue.

Mr. Jeschke adjourned the Briefing at 5:54 P.M.

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### ITEM

### ACTION

**6:00 PM**

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

#### CALL TO ORDER:

6:01 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

#### ROLL CALL:

Craig Galati	Present
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley	Present
Steven Evans	Present
Byron Goynes	Present
Laura McSwain	Excused
Stephen Quinn	Present

#### ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,  
500 South Grand Central Parkway  
Senior Citizens Center,  
450 East Bonanza Road  
Clark County Courthouse,  
200 East Carson Avenue  
Court Clerk's Office Bulletin Board,  
City Hall Plaza  
City Hall Plaza, Special Outside Posting  
Bulletin Board

#### MINUTES:

Approval of the minutes of the October 4, 2001, Planning Commission meeting.

CHAIRMAN TRUESDELL called the meeting to order at 6:01 P.M.

#### STAFF PRESENT:

John Koswan, Manager,  
Planning and Development Department  
Chris Glore, Planning Supervisor,  
Planning and Development Department  
Troy Jeschke, Planner II,  
Planning and Development Department  
Jody Donahue, Planning Technician,  
Planning and Development Department  
Bart Anderson, Project Engineer,  
Public Works  
Qiong Liu, Engineer,  
Public Works  
Bryan Scott, Deputy City Attorney,  
City Attorney's Office  
Angela Crolli, Deputy City Clerk,  
City Clerk's Office  
Linda Owens, Deputy City Clerk,  
City Clerk's Office

CHAIRMAN GALATI announced this meeting is in compliance with the Open Meeting Law.

**Truesdell -  
APPROVED  
Unanimous  
(McSwain excused)**

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ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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ITEM

ACTION

**A.**

**CONSENT ITEMS:**

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

**A-1.**

**TM-0043-01 - SPRING MOUNTAIN RANCH  
UNIT 55 - SPRING MOUNTAIN RANCH  
LIMITED LIABILITY COMPANY**

Request for a Tentative Map for 5 lots on 2.52 Acres on property located adjacent to the southwest corner of El Capitan Way and Iron Mountain Road, R-PD3 (Residential Planned Development - 3 Units per Acre) Zone, Ward 6 (Mack).

**STAFF RECOMMENDATION:** APPROVAL,  
subject to:

**Planning and Development**

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. A 35 foot wide transportation and equestrian trail shall be provided along the west side of El Capitan Way and replace the requirements for a sidewalk. Five feet of the trail shall be located within the street right-of-way from the back of curb. Adjacent to the right-of-way, 12.5 feet of the transportation trail shall be located within a common lot owned and maintained by a homeowners association.

Alternatively, with approval from the City, the transportation trail may be deeded to the City. An easement for use of the transportation trail shall be provided across the trail.

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item Nos. A-1 and A-5 due to the fact the applicant's are clients of his law firm.**

**(McSwain excused)**

CHAIRMAN GALATI stated this is a Consent item.

**This is final action.**

(6:07 - 6:08) 1 - 180

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ACTION

**TM-0043-01 - SPRING MOUNTAIN RANCH**  
**UNIT 55 - SPRING MOUNTAIN RANCH**  
**LIMITED LIABILITY COMPANY**

APPROVED

3. The transportation trail path shall be 10 feet wide and consist of 10 feet and consist of Portland Cement Concrete meeting the design standards for a sidewalk. The cross slope shall have no more than a two percent cross slope directed toward the street or the direction of drainage flow. The trail path shall be located five feet from the street curb, although this dimension may be varied to accommodate drainage and infrastructure installations. (A sidewalk shown along the curb shall be eliminated).

4. A 17.5-foot wide equestrian trail shall be located adjacent to the transportation trail. The trail shall be deeded to the City as City-owned property. The equestrian trail path shall consist of a minimum 7.5 feet wide of chat, crushed granite with a high clay and/or sand content, or similar surface material. The path shall have a cross slope, with no more than a two percent grade across the trail path directed toward the street or the direction of drainage flow, a longitudinal grade with no more than a two-to-one slope, and be protected by curbs, if necessary, to prevent the material from washing out. The path shall be located 7.5 feet from the transportation trail path, five feet from an intervening minimum five-foot high fence, and five feet from the perimeter wall. These dimensions may be varied to accommodate drainage and infrastructure installations.

5. A five foot tall fence separating the equestrian path and transportation path shall be provided and consist of rigid polyvinyl chloride (PVC) resin compound with a high level of titanium dioxide pigment throughout the fence material.

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UNIT 55 - SPRING MOUNTAIN RANCH  
LIMITED LIABILITY COMPANY**

**APPROVED**

6. Five foot wide amenity zones shall be provided along both sides of the transportation trail path. The amenity zones shall be provided with irrigation and landscaping with shade trees located 20-feet on center. This spacing may be varied to accommodate unique landscape features.

7. No above ground or belowground utility installation shall be located within the trail that will in any way encroach upon the full use and enjoyment of the trail paths.

8. The transportation trail shall be maintained by a homeowners association; the City shall maintain the equestrian trail.

9. If a bus turnout lane is provided, the transportation trail path shall transition to a location abutting the bus turnout. In doing so, the transportation trail may be decreased to the width of 10 feet, the width of the trail path.

10. Street names must be provided in accord with the City's Street Naming Regulations.

11. All development is subject to the conditions of City departments and State Subdivision Statutes.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**Public Works**

13. The Final Map for this subdivision shall show the property line as a bold solid line. Also, remove "R/W" from the Final Map as these streets are private.

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**UNIT 55 - SPRING MOUNTAIN RANCH**  
**LIMITED LIABILITY COMPANY**

APPROVED

14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

15. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

16. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of



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UNIT 55 - SPRING MOUNTAIN RANCH  
LIMITED LIABILITY COMPANY**

**APPROVED**

neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first, if allowed by the Planning Engineer.

18. The Final Map based on this Tentative Map shall show the existing 10 foot wide Roadway Corridor Easement (which includes easements for roadway, drainage, fire hydrant, traffic signal, street lighting, walkway and sewer purposes). Proposed retaining walls shall be built outside of the Roadway Corridor Easement. The Final Map for this site shall include the complete roadway corridor statement.

19. Site development to comply with all applicable Conditions of Approval for Z-0132-93, the Spring Mountain Ranch Overall Lots 1-12 Tentative Map (TM-0003-97), all terms of the Spring Mountain Ranch Development Agreement and all other site-related actions. Comply with all recommendations of the Master Traffic Impact Analysis and Master Drainage Plan for the Spring Mountain Ranch Planned Development.

20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

**A-2.**

**U-0133-99(2) - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

Request for an Extension of Time of an approved Special Use Permit FOR THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on property located adjacent to the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL,  
subject to:

*Planning and Development*

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.

2. Compliance with all Conditions of Approval of Special Use Permit U-0133-99.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item Nos. A-1 and A-5 due to the fact the applicant's are clients of his law firm.**

**(McSwain excused)**

CHAIRMAN GALATI stated this is a Consent item.

**To be heard by the City Council on December 19, 2001.**

(6:07 - 6:08) 1 - 180

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ACTION

**A-3.**

**U-0134-99(2) - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

Request for an Extension of Time of an approved Special Use Permit FOR GASOLINE SALES IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on property located adjacent to the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one year of this approval, the Special Use Permit shall be void unless another Extension of Time is granted.

2. Compliance with all Conditions of Approval of Special Use Permit U-0134-99.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item Nos. A-1 and A-5 due to the fact the applicant's are clients of his law firm.**

**(McSwain excused)**

CHAIRMAN GALATI stated this is a Consent item.

**To be heard by the City Council on December 19, 2001.**

(6:07 - 6:08) 1 - 180

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ACTION

**A-4.**

**A-0064-01(A) - HEARTHSTONE  
HOMEBUILDERS, INC.**

Petition to annex approximately 2.5 Acres of land generally located adjacent to the south side of Gowan Road, 660 feet east of Durango Drive, APN: 138-09-301-003, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item Nos. A-1 and A-5 due to the fact the applicant's are clients of his law firm.**

**(McSwain excused)**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:07 - 6:08) 1 - 180

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ITEM

ACTION

**A-5.**

**A-0075-01(A) - K B HOME NEVADA, INC.**

Petition to annex 2.5 Acres of land generally located adjacent to the south side of Alexander Road approximately 1000 feet east of Fort Apache Road, APN: 138-08-101-004, Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEM NOS. A-1 THROUGH A-5, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining on Item Nos. A-1 and A-5 due to the fact the applicant's are clients of his law firm.**

**(McSwain excused)**

CHAIRMAN GALATI stated this is a Consent item.

**To be forwarded to the City Council in Ordinance form.**

(6:07 - 6:08) 1 - 180

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ITEM

ACTION

B.

**PUBLIC HEARING ITEMS:**

B-1.

**ABEYANCE - TM-0033-01 - IRON MOUNTAIN ESTATES WEST - ASTORIA HOMES**

Request for a Tentative Map for 140 lots and a Waiver of the retaining wall height restriction to allow an 11.5 foot tall retaining wall where six (6) feet tall is the maximum allowed on 35.02 Acres adjacent to northeast corner of Iron Mountain Road and Fort Apache Road (APN: 125-05-401-001, 125-05-402-001, 125-05-403-001 and 125-05-404-003), R-PD3 (Residential Planned Development - 3 Units per Acre) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

NOTICES MAILED 184

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SD-0012-01) as required by the Planning and Development and Public Works Departments.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining due to the fact Astoria Homes is a client of his law firm.**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated this Tentative Map is in conformance with the applicable Conditions of Approval of Site Development Plan Review, SD-0021-01, and the Las Vegas Zoning Code Title 19A. However, the map does not meet the requirements of the City of Las Vegas Subdivision Ordinance, which requires that retaining walls shall not exceed six (6) feet in height. Cross sections for this development depict an 11.5-foot tall retaining wall along the eastern edge of this site adjacent to existing residential lots. Staff recommended a condition requiring the proposed screening walls along Lots 120 through 125 to consist of a three-foot tall component of decorative block topped with a three-foot tall component of wrought iron along the length of the Tentative Map boundary on the east. Staff recommended approval, subject to the conditions.

CHRIS GLORE, Planning and Development, noted that since the draft Staff Report was prepared the applicant submitted a proposed cross section that would include a 10-foot wide landscape area that would be mapped as a common lot between the lots in question and the existing subdivision. That method of retention is acceptable, so he recommended approval.

CHRIS GRUBBS, VTN Nevada, 2727 South Rainbow Boulevard, represented Astoria Homes. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**This is final action.**

(6:08 - 6:11) 1 - 210

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**ABEYANCE - TM-0033-01 - IRON  
MOUNTAIN ESTATES WEST - ASTORIA  
HOMES**

**APPROVED**

3. This Tentative Map shall be amended to depict a ten (10) foot wide landscaped area, recorded as a separate common lot to be maintained by a Homeowner's Association, between six-foot tall screen walls, along the length of the east Tentative Map boundary at Lots 120 through 125.

4. Street names must be provided in accord with the City's Street Naming Regulations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

**Public Works**

7. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

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ACTION

**ABEYANCE - TM-0033-01 - IRON  
MOUNTAIN ESTATES WEST - ASTORIA  
HOMES**

**APPROVED**

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.



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ITEM

ACTION

**B-2.**

**ABEYANCE - RENOTIFICATION - V-0069-01  
MATONOVICH FAMILY TRUST ON BEHALF  
OF KB HOME NEVADA, INC.**

Request for a Variance TO ALLOW 7,595 SQUARE FEET OF OPEN SPACE WHERE 22,941 SQUARE FEET OF OPEN SPACE IS REQUIRED on 5.21 acres adjacent to the southeast corner of Campbell Road and Alexander Road (APN: 138-08-101-005 & 006), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 4 (Brown).

NOTICES MAILED 117

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

*Planning and Development*

1. This Variance shall expire in two years, unless it is exercised or an Extension of Time is granted by the City Council.

2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0072-01), and Site Development Plan Review [Z-0072-01(1)].

Truesdell -

**WITHDRAWN WITHOUT PREJUDICE**

**Motion carried with Buckley abstaining due to the fact KB Home Nevada, Inc. is a client of his law firm.  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated that the applicant has requested this item be withdrawn without prejudice. They have submitted a revised site plan which no longer requires a Variance for open space.

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, #100, represented KB Home Nevada, Inc. and concurred with having this item withdrawn without prejudice.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**This is final action.**

(6:04 - 6:06) 1 - 95

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ITEM

ACTION

**B-3.**

**ABEYANCE - Z-0072-01(1) - MATONOVICH  
FAMILY TRUST ON BEHALF OF KB HOME  
NEVADA, INC.**

Request for a Site Development Plan Review FOR A 32-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.21 acres adjacent to the southeast corner of Campbell Road and Alexander Road (APN: 138-08-101-005 & 006), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 4 (Brown).

NOTICES MAILED 117

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning (Z-0072-01) to an R-PD6 (Residential Planned Development – 6 Units Per Acre) Zoning District.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

5. The setbacks for this development shall be a minimum of 18 feet to the front of the house, 18 feet to the front of the garage, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining due to the fact KB Home Nevada, Inc. is a client of his law firm. (McSwain excused)**

TROY JESCHKE, Planning and Development, stated access to this site will be from one non-gated entrance onto Alexander Road. All the lots will be accessed from 51-foot wide public streets. The revised site layout depicts the required open space with the amenity zones along the interior streets. The site plan presents an effective layout of streets and access. However, staff finds the proposal for a five foot corner side setback is inconsistent with similar zoning categories within Title 19A. There is a condition requiring a 10-foot corner side setback for this development. The residential development will incorporate appropriate building and landscape materials for the area with implementation of the recommended conditions. Staff recommended approval, subject to the conditions.

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, #100, represented KB Home Nevada, Inc., and concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on December 19, 2001.**

(6:11 - 6:14) 1 - 320

# PLANNING COMMISSION

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ITEM

ACTION

**ABEYANCE - Z-0072-01(1) - MATONOVICH  
FAMILY TRUST ON BEHALF OF KB HOME  
NEVADA, INC.**

**APPROVED**

6. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center plus one additional tree, and a minimum of four five-gallon shrubs for each tree within provided planters.

7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

8. Air conditioning units shall not be mounted on rooftops.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the side and rear property lines. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. All City Code requirements and design standards of all City departments must be satisfied.

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ACTION

**ABEYANCE - Z-0072-01(1) - MATONOVICH  
FAMILY TRUST ON BEHALF OF KB HOME  
NEVADA, INC.**

*Public Works*

13. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

14. The design and layout of all on-site circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

15. Site development to comply with all applicable Conditions of Approval for Z-72-01 and all other site-related actions.

APPROVED

# PLANNING COMMISSION

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

**B-4.**

**ABEYANCE - SV-0018-01 - THE HOWARD HUGHES CORPORATION**

Request for a Master Development Plan Review to establish Land Use designations within Summerlin Villages 23A and 23B, comprising 856 Acres located adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive (APN's: 137-22-000-003 and 137-34-000-001), Ward 2 (L.B. McDonald)

**STAFF RECOMMENDATION:** APPROVAL, subject to the following:

**Planning and Development**

1. All development shall conform to the revised Summerlin Development Standards.

**Public Works**

2. Prior to or concurrent with development of each parcel/village, appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

3. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.

Quinn -

**ABEYANCE TO THE NOVEMBER 15, 2001 PLANNING COMMISSION MEETING (Applicant to revise application). Motion carried with Buckley and Galati abstaining due to the fact The Howard Hughes Corporation is a client of their firms.**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated the applicant has requested this item be held in abeyance to the November 15, 2001 Planning Commission meeting. They are still finalizing some of the land use amounts within the plan.

GREG BORGEL, 300 South 4th Street, represented Summerlin and they have written a letter requesting this item be held in abeyance to the November 15, 2001 meeting.

VICE CHAIRMAN TRUEDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUEDELL declared the Public Hearing closed.

**To be heard by the Planning Commission on November 15, 2001.**

(6:06 - 6:07) 1 - 130

# PLANNING COMMISSION

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**ABEYANCE - SV-0018-01 - THE HOWARD  
HUGHES CORPORATION**

**ABEYANCE TO NOVEMBER 15, 2001**

4. A Master Sewer Plan for the overall 856 acres must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additionally, specific village and/or site sewer plan/studies will be required with each individual pod or phase of development activity based upon sewer capacities at the time of development. The existing sewer lines anticipated to service this development will not support the proposed densities.

5. An Update to the previous Summerlin Flood Control Master Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first. Additionally, specific village and/or site drainage plan/studies will be required with each individual pod or phase of development activity.

6. A Traffic Impact Analysis for this overall site must be submitted to and approved by the Department of Public Works prior to the recordation of any maps dedicating public right-of-ways and/or subdividing any village site. The Traffic Impact Analysis shall include sections addressing impacts to the proposed roadway network based on the maximum densities, proposed street widths, proposed traffic signal locations, proposed multi-use trail corridors and a master pedestrian circulation plan including pedestrian/school crosswalks. The Traffic Impact Analysis shall include a section specifically addressing the subdivisions with single-point entries and provide an Access Analysis for those sites. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to each village, if any; dedicate all areas recommended by the approved Traffic Impact

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**ABEYANCE - SV-0018-01 - THE HOWARD  
HUGHES CORPORATION**

Analysis. The Master Developer shall be responsible for its proportionate share of all related signal systems with construction and funding details to be contained in a written agreement to be developed within the Traffic Impact Analysis and acceptable to the Director of Public Works prior to or concurrent with the approval of the Traffic Impact Analysis. The pedestrian circulation plan section shall identify the location, width and funding sources of all proposed pedestrian crossing signals (if any) and how each village's pedestrian circulation plan integrates with adjoining development areas. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

7. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. Encroachment Agreement approval shall be obtained from the City Council prior to installation of any private improvements within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.

8. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, street lighting, etc) when and where needed.

**ABEYANCE TO NOVEMBER 15, 2001**

# PLANNING COMMISSION

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**ABEYANCE - SV-0018-01 - THE HOWARD  
HUGHES CORPORATION**

9. The developer shall submit an application to Amend the current Master Plan of Streets and Highways, as necessary, to allow the proposed development plan submitted with this rezoning application. The application to amend the Master Plan should be submitted following approval of the Master Traffic Impact Analysis.

10. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted Summerlin and/or City Standards must receive approval from the City Planning Commission or the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

ABEYANCE TO NOVEMBER 15, 2001



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ACTION

**B-5.**

**ABEYANCE - V-0069-95(4) - K & C  
PROPERTY MANAGEMENT CORPORATION  
ON BEHALF OF LAMAR OUTDOOR  
ADVERTISING, INC.**

Required One Year Review of an approved Variance WHICH ALLOWED A 672 SQUARE FOOT DOUBLE-FACED, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN 625 FEET FROM AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 750 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED at 1501 West Sahara Avenue (APN: 162-09-110-003), M (Industrial) Zone, Ward 3 (Reese)

NOTICES MAILED 36

APPROVALS 1 (Speaker)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. This Variance shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Approval shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign no longer meets the standards of approval for the Special Use Permit or Variance. In this case, no significant changes have occurred in the area since the last review. Therefore, the continued off-premise sign use on the site is appropriate, subject to a two (2) year review. Staff recommended approval, subject to the conditions.

CHRIS GLORE, Planning and Development, added that this item was held in abeyance from a previous meeting because there was an issue about the third face advertising on the side of the triangular billboard facing east. On a recent field inspection that advertising has been removed so the billboard is in compliance with all the original Conditions of Approval.

KELLEEN COTA, Lamar Outdoor Advertising, Inc., 1863 Helm Drive, concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. He is normally in opposition to billboards, but is in approval of Lamar Outdoor Advertising applications as he appreciates their bus stop shelters during the warmer months.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL asked staff if this meets all of the State requirements because of the interchange and traffic movements being reworked. MR. JESCHE responded in the affirmative. This billboard is located on the southern side of the building, so the building is between the billboard and the intersection of the freeway and Sahara Avenue.

**To be heard by the City Council on December 19, 2001.**

(6:14 - 6:18) 1 - 400

# PLANNING COMMISSION

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ABEYANCE - V-0069-95(4) - K & C  
PROPERTY MANAGEMENT CORPORATION  
ON BEHALF OF LAMAR OUTDOOR  
ADVERTISING, INC.

APPROVED

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. The off-premise advertising (billboard) sign shall not have more than two faces rendering advertisement; the third (east) face shall mask the support structures and remain advertisement free.

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ITEM

ACTION

**B-6.**

**ABEYANCE - Z-0076-01(1) - J. COBLENTZ**  
**1994 TRUST ET AL ON BEHALF OF KB**  
**HOME NEVADA**

Request for a Site Development Plan Review FOR A 374-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 63.28 Acres adjacent to the southwest corner of Craig Road and Tenaya Way (APN: 138-03-303-001 and 138-03-402-001), R-E (Residence Estates) Zone, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation], U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation], PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre) and R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 4 (Brown)

NOTICES MAILED 678

APPROVALS 1 (Speaker)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning (Z-0076-01) to an R-PD7 (Residential Planned Development - 7 Units per Acre) and R-PD5 (Residential Planned Development - 5 Units per Acre) Zoning District.

2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Buckley abstaining due to the fact KB Home Nevada is a client of his law firm.**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated the access will be from three driveways on Tenaya Way and one from Alexander Road and one from Pioneer Way. The cluster portion of the development will consist of 144 units and will be accessed by 24-foot wide private drives and a primary 39-foot wide private street. The single family detached portion of the development will consist of 228 lots and will be accessed by 51-foot wide public streets. The majority of the open space provided for the subdivision will be concentrated within the cluster lot section of the development. Section 19A.16.040 of the Zoning Code states that open space and common recreation facilities shall be configured so as to permit optimal utilization and be centrally located. Therefore, there is a condition requiring the redesign of the site to provide a six-foot wide planter along the length of all corner lots as well as a minimum of one pedestrian access between the cluster lot portion and the detached lot portion of the development. The overall density of the single family detached and cluster lot portions of the development will be appropriate for the area. Staff recommended approval, subject to the conditions.

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Rancho Drive, #100, represented KB Home Nevada and concurred with staff's conditions. This is a good plan. The plan was revised so now there is a total of 376 lots. There are two additional lots in the single-family area, which makes 230 lots. In regard to Condition No. 4, since this project has been revised some of the lot numbers have changed and asked if the correct lot numbering needs to be stated.

CHRIS GLORE, Planning and Development, responded that the intent of the condition is understood by staff, the Commission and applicant. The wording specifically states "Site Development Plan Review Lots" because it was known that the lots would change when the Tentative Map was submitted. That condition does not need to be changed.

# PLANNING COMMISSION

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ACTION

**ABEYANCE - Z-0076-01(1) - J. COBLENTZ  
1994 TRUST ET AL ON BEHALF OF KB  
HOME NEVADA**

4. The site plan shall depict a minimum 6-foot wide landscape planter, measured from the back of sidewalk, along the length of the corner side on all corner lots within the 228-lot 'typical lot' subdivision, comprising Site Development Plan Review Lots 1, 17, 18, 44, 45, 68, 69, 94, 118, 119, 128, 129, 138, 146, 147, 160, 161, 173, 184, 185, 195, 196, 205 and 206. The landscape planter shall be fully outside of walls. Landscaping within the planter shall be installed by the developer, and maintained in perpetuity by the property owner.

5. The site plan shall depict a gated pedestrian access to/from the cluster lot portion at the drainage easement adjacent to Site Development Plan Review Lot 95.

6. One Hundred percent of open space/common space shall be installed at the time 75% of the houses are built.

7. Construct the multi-use trail located on the east side of Pioneer Way to City standards, which includes a ten-foot wide PCC (Portland cement concrete) path with five-foot wide landscape planters on each side of the trail. The trail shall be constructed concurrent with development of this site and shall be maintained by the Homeowner's Association or other maintenance organization acceptable to the City.

8. Provide handicap accessible parking in the cluster lot portion to meet the requirements of Section 19A.10.010.

9. The setbacks for this development shall be as follows: Cluster lots - Zero feet to the front of the garage, 5 feet on the side, 10 feet on the corner side, and 1.5 feet in the rear (if a wall/enclosure is provided a 3 feet minimum setback required). Typical lots - minimum of 18 feet to the front of the garage, as measured from the back of curb or sidewalk, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. It would be better if the cluster was intermingled with the other lots, but it is satisfactory the way they are developing it.

CHAIRMAN GALATI declared the Public Hearing closed. He noticed that there are parking spaces designated for guests. He would like to receive feedback in the future on how that is working since there have been a couple of cluster developments that said their marketing has indicated those spaces are not used. MR. SKUSE agreed to providing that information in the future.

COMMISSIONER TRUESDELL asked Public Works why some of the driveways are lined up with existing streets along Tenaya Way, but in the cluster area they are offset. He thought that would create a problem with the T-intersections at the north end of the site.

BART ANDERSON, Public Works, explained that staff met with the applicant and had discussions on how to mitigate those conflicts through the possible introduction of medians which would preserve the left-hand access for the driveways that were previously approved.

**To be heard by the City Council on December 5, 2001.**

(6:18 - 6:24) 1 - 520

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ACTION

**ABEYANCE - Z-0076-01(1) - J. COBLENTZ**  
**1994 TRUST ET AL ON BEHALF OF KB**  
**HOME NEVADA**

APPROVED

10. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect compliance with the City of Las Vegas Urban Design Guidelines and Standards (minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters).

11. Air conditioning units shall not be mounted on rooftops.

12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

13. The applicant shall have constructed a six-foot high decorative block wall, with at least 20 percent contrasting materials, along the street frontages. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

15. All City Code requirements and design standards of all City departments must be satisfied.

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ACTION

**ABEYANCE - Z-0076-01(1) - J. COBLENTZ**  
**1994 TRUST ET AL ON BEHALF OF KB**  
**HOME NEVADA**

APPROVED

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout, including possible relocation or median modifications to address offset concerns for the northern most private street, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222a.

17. A Master Streetlight plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

18. A Homeowner's Association shall be established for the cluster-home portion of this site plan to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.

19. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

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ACTION

**ABEYANCE - Z-0076-01(1) - J. COBLENTZ**  
**1994 TRUST ET AL ON BEHALF OF KB**  
**HOME NEVADA**

**APPROVED**

20. The final layout of this site shall be determined at the time of approval of the Tentative Map. Final right-of-way requirements will be determined at that time.

21. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-76-01, on this same agenda, and all other subsequent site-related actions.

# PLANNING COMMISSION

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ITEM

ACTION

**B-7.**

**V-0072-01 - PONCIANO AND MARGARITA VEGA**

Request for a Variance TO ALLOW AN EXISTING CARPORT STRUCTURE SIX FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED located at 1805 South Ninth Street (APN: 162-03-712-021), R-1 (Single Family Residential) Zone, Ward 3 (Reese)

NOTICES MAILED 233

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. If this Variance is not exercised within one (1) year from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.

2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance must be satisfied.

3. Submit complete plans to the Building and Safety Department for review and permits.

4. If the Building and Safety Department requires removal of the carport, which is the subject of this request, this Variance becomes null and void.

*Public Works*

5. The existing carport must remain open on all sides such as not to create sight visibility problems.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated the applicant's justification letter states that the carport was placed in the front yard because no other location on the property was large enough to handle the size of the structure and that the intended use was to protect their vehicles from the sun. There is evidence of unique or extraordinary circumstances in that there is no alternate location on the property that could accommodate a carport. In addition, three other properties within this same block already have approved Variances for carports in the front yard. Staff recommended approval, subject to the conditions.

JAVIER REESE, 3340 Brussels Street, Apt. 3, appeared with Ponciano Vegas as his interpreter. This carport provides protection for the applicant's property and cars. The carport does not affect the neighbors.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on December 19, 2001.**

(6:24 - 6:26) 1 - 730



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ACTION

**B-8.**

**V-0073-01 - FREE ENTERPRISE INSTITUTE  
LIMITED LIABILITY COMPANY ON BEHALF  
OF GREAT AMERICAN CAPITAL**

Request for a Variance TO ALLOW 315 PARKING SPACES WHERE 405 PARKING SPACES ARE REQUIRED on property located adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown)

NOTICES MAILED 225 (Mailed with Z-0121- 87(1))

APPROVALS 1 (Speaker)  
98 (Petition)

PROTESTS 2

STAFF RECOMMENDATION: DENIAL, If approved, subject to:

Planning and Development

1. If this Variance is not exercised within two (2) years from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
2. Variance Application (V-0154-88) shall be expunged by this approval.
3. Any change in use requires a parking analysis be reviewed by the Planning and Development Department prior to the issuance of any building permits, business licenses, or Certificate of Occupancy.
4. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.
5. This Variance shall be subject to a two (2) year review.

Evans -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated this request is an opportunity to bring the entire site under the current parking standards with one Variance for parking. When this commercial center was constructed in 1989 there was an approved Variance to allow 315 parking spaces where 394 were required. However, the commercial center was never completely built. In 1997 the City of Las Vegas enacted a new Zoning Ordinance, Title 19A; thus changing the parking requirements for different uses. Since the overall center is under review with the application for the Chabad of Southern Nevada, the City is now requiring a new parking Variance using current parking standards. Based on those standards, the parking Variance is to allow 315 parking spaces where 405 spaces are required. The applicant is requesting to reduce the minimum parking requirements by 22%, which is an excessive deviation from the Code. Staff recommended denial.

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 7th Floor, appeared to represent the applicant. This site is in the corner of Lakeside Center at the intersection of Breakwater Drive and Regatta Drive. When Lakeside Center was originally approved a Variance was granted by the City Council allowing 315 spaces where 394 were required. This application is being used to clean up the site on the parking because the Code has changed since the original approval. Essentially, this is a Variance for 11 parking spaces based on the recalculation of the parking under the current Code. A parking study was done on this site from August 31, 2001 to September 10, 2001, which included two weekends. At no time was there less than 60% of the spaces empty. The average number of unused spaces was 74%.

There is a synagogue that is already existing, but this would be their new synagogue. This site was chosen because many of their congregation live in Desert Shores or South Shores. As part of their religion the members walk to their synagogue on the Sabbath.

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**V-0073-01 - FREE ENTERPRISE INSTITUTE  
LIMITED LIABILITY COMPANY ON BEHALF  
OF GREAT AMERICAN CAPITAL**

Another reason for the Variance is the hours of operation. The services would be in off hours from the Lakeside Center with the exception of about four or five users in that center. The synagogue will have a service on Friday evenings, Saturday and Sunday mornings with two small services on Monday and Thursday mornings. That should not present a conflict in the parking situation.

He showed the design on the monitor. Desert Shores has their own set of design standards which are more restrictive than the City's. They have submitted this plan to their Architectural Review Committee and received preliminary approval from them. One request they made was to add roof tiles to create more of a transition from the residential homes to the synagogue. This building was designed so the roof tiles were 35 feet at the highest where the sanctuary is located. That is on the inner portion of the center. They have to submit this plan for a final approval from the Desert Shores Architectural Review Committee. **He submitted a petition with 98 signatures in support from Desert Shores and South Shores communities.**

CHAIRMAN GALATI declared the Public Hearing open.

DR. JAMES WAGNER, Desert Shores, appeared in approval. He has a dental office in the Lakeside Center. There is ample room in the center for this proposal. He opened his office in the center because there was ample parking. The members of the synagogue are family oriented. He was impressed with the applicant's representatives.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL asked if this synagogue would be affected by a small store that sells beer and wine in the center. MR. JESCHKE said it would have an impact in regard to the separation requirements for any new proposed alcohol related uses, but for the uses that are already existing it will not affect them.

COMMISSIONER TRUESDELL thought the CC&R's of South Shores prevents commercial parking on the street for the commercial uses. ATTORNEY ROWE was unsure of that requirement.

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LIMITED LIABILITY COMPANY ON BEHALF  
OF GREAT AMERICAN CAPITAL**

JAMES CLARK, Lakeside Center, thought the CC&R's prohibit commercial parking on the streets between 7:00 A.M. and 5:00 P.M.

COMMISSIONER EVANS felt there is not as much of a requirement for parking since many of the congregants walk to the synagogue.

CHAIRMAN GALATI noted that his firm designed the center in 1997/98 and the concept was that it would be walkable. At that time it was anticipated there would be a pad building on the corner, such as a bank. The center has lived up to its original plan by being a neighborhood center.

NOTE: See Item No. B-9 for related discussion.

**To be heard by the City Council on December 19, 2001.**

(6:26 - 6:46) 1 - 810

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ITEM

ACTION

**B-9.**

**Z-0121-87(1) - FREE ENTERPRISE  
INSTITUTE LIMITED LIABILITY COMPANY  
ON BEHALF OF GREAT AMERICAN CAPITAL**

Request for a Site Development Plan Review TO ALLOW A PROPOSED 8,325 SQUARE FOOT SYNAGOGUE on property located adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-001), C-1 (Limited Commercial) Zone, Ward 4 (Brown)

NOTICES MAILED 225 (Mailed with V-0073-01)

APPROVALS 1 (Speaker)  
98 (Petition)

PROTESTS 2

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. If companion item (V-0073-01) is denied, this application shall be void, and a new application depicting the required parking shall be submitted.

3. The site plan shall be revised to depict minimum seven (7') foot wide sidewalks adjacent to all parking spaces to prevent vehicle from obstructing the sidewalks. In addition, a minimum five (5') foot sidewalk shall be indicated leading from the parking spaces to the front entrance.

4. The site plan shall be amended to depict a handicap accessible route from the public right-of-way to the parking space and the entrance to the building as required by the Department of Planning and Development. The handicap route must be separated from vehicular travel.

Evans -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated that of the total property containing 5.05 acres of land, only the northwestern portion containing .47 acre is being developed under this application. The existing 59,617 square foot retail commercial center is located on the remainder of the overall property. An 8,325 square foot building is depicted in the center of the site with no additional parking being proposed. Xeriscape landscaping is proposed directly adjacent to the parking lot and the building. The building elevations will consist of beige stucco wall construction with contrasting stucco columns, recessed aluminum storefront windows, flat roof and flagstone accents. This development will be aesthetically compatible with the adjacent development in that the synagogue building will have architecture and materials that are compatible with the surrounding commercial and residential neighborhoods. However, if the overall site is deficient in available parking in relation to the demand, there will be overflow parking on the surrounding residential neighborhood streets which will adversely impact the residential neighborhood environment. Staff recommended denial.

CHAIRMAN GALATI declared the Public Hearing open.

APPEARANCES:

ATTORNEY RUSSELL ROWE, Kummer Kaempfer Bonner & Renshaw, 7th Floor  
DR. JAMES WAGNER, Desert Shores  
JAMES CLARK, Lakeside Center

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-8 for related discussion.

**To be heard by the City Council on December 19, 2001.**

(6:26 - 6:46) 1 - 810

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**Z-0121-87(1) - FREE ENTERPRISE  
INSTITUTE LIMITED LIABILITY COMPANY  
ON BEHALF OF GREAT AMERICAN CAPITAL**

**APPROVED**

5. The site plan shall be revised to depict all required handicapped parking spaces that conform with Section 19A.10.010(G) of the Las Vegas Zoning Ordinance.

6. The landscape plan shall be revised to depict the proposed type and size of landscaping within the 'Xeriscape' area.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

12. All City Code requirements and design standards of all City departments must be satisfied.

13. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

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**Z-0121-87(1) - FREE ENTERPRISE  
INSTITUTE LIMITED LIABILITY COMPANY  
ON BEHALF OF GREAT AMERICAN CAPITAL**

**APPROVED**

**Public Works**

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

15. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer connection routes to service this site prior to the submittal of any construction drawings. Comply with the recommendations of the Collection Systems Planning Section.

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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**Z-0121-87(1) - FREE ENTERPRISE  
INSTITUTE LIMITED LIABILITY COMPANY  
ON BEHALF OF GREAT AMERICAN CAPITAL**

**APPROVED**

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

18. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-0121-87 and all other subsequent site-related actions.

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ACTION

**B-10.**

**U-0052-95(2) - AMBER INVESTMENT  
COMPANY ON BEHALF OF LAMAR  
OUTDOOR ADVERTISING COMPANY**

Required One Year Review of an approved Special Use Permit WHICH ALLOWED A 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 336 West Sahara Avenue (APN: 162-04-807-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

NOTICES MAILED 49

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

*Planning and Development*

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Quinn -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated that Section 19A.14.100 of the Las Vegas Municipal Code allows the removal of an off-premise sign if conditions in the surrounding area have changed in such a way that the sign no longer meets the standards of approval of a Special Use Permit or Variance. This site is located within the Las Vegas Downtown Centennial Plan, which designates the area as a transitional district in that future land uses that are planned for this district call for higher and better uses than those that currently exist today. The area surrounding this site has not seen a substantial change since the initial approval of this Special Use Permit, but the continuance of the off-premise advertising (billboard) sign is not conducive to the redevelopment of a transitioning area. There is a condition requiring a review of this use in one year. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on December 19, 2001.**

(6:46 - 6:48) 1 - 1510



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ACTION

**B-11.**

**U-0002-98(2) - SG PROPERTIES, LIMITED  
LIABILITY COMPANY ON BEHALF OF  
LAMAR OUTDOOR ADVERTISING COMPANY**

Required One Year Review on a Special Use Permit WHICH ALLOWED A 55 FOOT TALL, DOUBLE-FACED 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 845 West Bonanza Road (APN: 139-28-801-008), M (Industrial) Zone, Ward 5 (Weekly)

NOTICES MAILED 40

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated this sign is located across Bonanza Road from the historic Moulin Rouge Hotel. The only redevelopment project of significance in the area has been the Moulin Rouge, but no improvements have occurred yet. While the surrounding area has not seen a substantial change since the initial approval of this Special Use Permit, the continuance of the off-premise billboard sign is not conducive to redevelopment and economic revitalization in this area. There is a condition requiring that this use be reviewed in two years. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on December 19, 2001.**

(6:48 - 6:50) 1 - 1600

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ACTION

**B-12.**

**U-0135-01 - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

Request for a Special Use Permit FOR A PROPOSED 70,185 SQUARE FOOT MINI-STORAGE FACILITY located adjacent to the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown)

NOTICES MAILED 558 [Mailed with U-0136-01 & Z-0025-88(9)]

APPROVALS 0

PROTESTS 1 (Speaker)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years of the approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. No more than one manager's security residence shall be permitted.
3. All storage shall be within an enclosed building except for the storage of recreational vehicles, which shall be completely screened from view from surrounding properties and abutting streets.
4. No business shall be conducted from or within a mini-storage facility.
5. Retail sale of stored items on the premises is prohibited.
6. The commercial repair of motor vehicles, boats, trailers and other like vehicles shall be prohibited.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated Section 19A.04.040 of the Las Vegas Municipal Code establishes ten different criteria for the approval of a Special Use Permit for mini-storage uses, which include no outdoor storage except for recreation vehicles, no retail sales or repair work, etc. This project will meet the aforementioned conditions, which have all been incorporated within staff's recommendation of conditions. This facility will be compatible with the residential land uses in the area and will not adversely affect those surrounding uses with proper buffering addressed by the companion Site Development Plan Review, Z-0025-88(9). Staff recommended approval, subject to the conditions.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, appeared with GREG BORGEL, 300 South 4th Street, and represented the applicant. ATTORNEY EATON said a number of issues have presented themselves as late as today and some changed conditions were introduced today. All their issues are related to the Site Development Plan Review. Perhaps that application should be held and the Special Use Permits be allowed to go forward. MR. JESCHKE agreed to holding the Site Development Plan Review for thirty days. ATTORNEY EATON agreed to the 30- day abeyance.

ATTORNEY EATON said this project was originally approved last year. After some site development issues were worked through with the City concerning dedications of bus turnouts, turn pockets, etc., they moved forward and recorded the commercial subdivision map, etc. They also pulled a building permit on the convenience store. However, at that time they had an opportunity to have a better buffer with this mini-storage facility, as well as made additional improvements.

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**U-0135-01 - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

7. The operation of spray-painting equipment, power tools, welding equipment or other similar equipment shall be prohibited.

8. The production, fabrication or assembly of products shall be prohibited.

9. The rental of single unit trucks and small utility trailers shall be permitted as an accessory use to a mini-storage use, provided the business is conducted out of the same office as that of the mini-storage facility. No trucks or trailers shall be displayed in public view and the combined total of all trucks and trailers stored on site shall not exceed a ratio of two trucks or trailers for each 100 storage units. On-site parking shall be provided for each rental vehicle in excess of the number required for the mini-storage complex.

10. Truck and trailer storage shall be screened from the street and adjacent property.

11. When adjacent to a residential use, the exterior wall of the mini-warehouse shall be constructed of decorative block.

12. Approval of and conformance to the Conditions of Approval for Site Plan Review [Z-0025-88 (9)].

13. All City Code requirements and all City departments' design standards shall be met.

GREG BORGEL, 300 South 4th Street, stated the car wash would be the attached type that is typical of a City Stop location and carefully monitored with good security. It will be on the north side of the building away from the residences and across the street from an existing convenience market. The Special Use Permit for the mini-storage facility creates a less intense use in regard to traffic, hours of operation, etc. than retail.

CHAIRMAN GALATI declared the Public Hearing open.

TONY BRUGES, 4009 Poppy Fields Drive, appeared in protest. He did not object to commercializing this property, but felt this is too large a structure for the size of the parcel. The applicant's other facilities are quite nice. This will diminish the park across the street. The storage facility does not belong in this area.

CHAIRMAN GALATI declared the Public Hearing closed.

ATTORNEY EATON wanted to meet with the Councilman, staff and neighbors to work out some of the issues relating to the Site Development Plan Review.

COMMISSIONER GOYNES asked if the entire two-story building will be the storage facility. MR. BORGEL responded in the affirmative.

COMMISSIONER TRUESDELL asked what the Cox building will contain. MR. BORGEL responded that it is essentially a low-rise equipment building for relay equipment. There will not be a tower on it.

CHRIS GLORE, Planning and Development, added that there will be no further administrative reviews of cell towers in terms of over-the-counter reviews. They will have to be reviewed and approved by the Director of the Planning and Development Department or come to the Planning Commission for review.

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PROPERTIES LIMITED LIABILITY COMPANY**

COMMISSIONER TRUESDELL felt the storage use is significantly less pervasive on the surrounding areas than the amount of retail that could be placed on this property. In regard to the car wash, it is the type of use that would be expected with this type of development.

COMMISSIONER GOYNES asked if the fast food restaurant will be 24 hours. MR. BORGEL was uncertain as to the hours of operation.

CHAIRMAN GALATI did not have a problem with the uses, but was concerned about the site plan.

NOTE: See Item Nos. B-13 and B-14 for related discussion.

**To be heard by the City Council on December 19, 2001.**

(6:50 - 7:07) 1 - 1667

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ACTION

**B-13.**

**U-0136-01 - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

Request for a Special Use Permit for a PROPOSED CAR WASH IN CONJUNCTION WITH A PROPOSED CONVENIENCE STORE on property located adjacent to the southeast corner of Alexander Road and Tenaya Way (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown)

NOTICES MAILED 558 [Mailed with U-0135-01 & Z-025-88(9)]

APPROVALS 0

PROTESTS 1 (Speaker)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.

2 Approval of and conformance to the Conditions of Approval for Site Development Plan Review [Z-0025-88 (9)].

3. All City Code Requirements and all City departments' design standards shall be met.

Truesdell -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated this full-service car wash is an appropriate element of a larger commercial development on this site. As a neighborhood oriented service use, this use can be conducted in a manner that is compatible with the existing development in the area. It is a use typically associated with development in the Service Commercial land use category and the use will be compatible with the future development on the site. Staff recommended approval, subject to the conditions.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, appeared with GREG BORGEL, 300 South 4th Street, to represent the application.

CHAIRMAN GALATI declared the Public Hearing open.

TONY BRUGES, 4009 Poppy Fields Drive, appeared in protest.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-12 and B-14 for related discussion.

**To be heard by the City Council on December 19, 2001.**

(6:50 - 7:07) 1 - 1667

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ACTION

**B-14.**

**Z-0025-88(9) - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review and a Reduction in the amount of required parking lot landscaping FOR A PROPOSED 90,519 SQUARE FOOT RETAIL COMMERCIAL CENTER located adjacent to the southeast corner of the intersection of Alexander Road and Tenaya Way (APN: 138-10-516-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 4 (Brown)

NOTICES MAILED 558 [Mailed with U-0135- 01 & U-0136-01]

APPROVALS 0

PROTESTS 1 (Speaker)

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The driveway to Alexander Road shall be relocated to be opposite an existing commercial driveway on the north side of Alexander Road.

3. The proposed locations of the convenience store/car wash and the gasoline sales area shall be swapped. The convenience store shall have its entrance oriented toward the southeast.

4. The landscape plan shall be revised prior to or at the same time application is made for a building permit to reflect minimum 24-inch box trees (at a ratio of one tree for every six parking spaces) and a minimum of four five-gallon shrubs for each tree within minimum five foot wide finger planters.

Truesdell -

**ABEYANCE TO THE DECEMBER 6, 2001 PLANNING COMMISSION MEETING (Applicant and staff to discuss request).**

**Unanimous  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated this site had a previously approved Site Development Plan Review for a 47,235 square foot commercial center consisting of two retail line shops and a convenience store/gasoline sales/fast food combination use on the northeast corner. The developer is now proposing a 90,519 square foot commercial center consisting of three mini-storage buildings, retail line shops, a utility company office and a convenience/gasoline sales/car wash combination building and a fast food restaurant.

This site plan depicts a driveway onto Alexander Road only 60 feet away from the intersection of Tenaya Way. The Urban Design Guidelines and Standards recommend that two-way driveways need to be located at least 500 feet from an intersection. Due to the size of the parcel, this cannot be done. However, the driveway could be relocated approximately 140 feet to the east. That would allow the driveway to line up with an existing driveway located on the opposite side of Alexander Road.

Building B is the mini-storage building that is over 400 feet on the south property line. It is proposed to have a featureless wall with no façade accents or articulation. Staff recommended a condition requiring the rear elevations facing the residential properties to be redesigned to include façade textural treatments.

This development will be compatible with nearby residential development if the conditions regarding the south façade of the mini-storage building are enhanced and the neon lighting is deleted from the ridge line of the convenience store.

Staff recommended approval, subject to the conditions.

ATTORNEY SCOTT EATON, Lionel Sawyer & Collins, 300 South 4th Street, and GREG BORGEL, 300 South 4th Street, appeared to represent the applicant.

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**Z-0025-88(9) - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

5. The neon lighting shown on the roof ridgeline of the convenience store shall be deleted.

6. The mini-storage security fence shall be a decorative block wall with at least 20 percent contrasting materials and with a maximum height of eight feet. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

7. Free-standing signage shall be limited to one monument sign, with a maximum height of twenty-four (24) feet, along Tenaya Way. The sign shall utilize materials and colors reflecting the commercial buildings.

8. The landscape plan shall be revised to depict landscape planter fingers for every six parking spaces within the area south of the proposed building.

9. Submit revised building elevations depicting the north façade to include comparable façade textual treatments as proposed on the other three facades, specifically horizontal trim and cornice lines, and vertical façade indentations reflecting the window openings as depicted on the south, east and west façades.

10. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

11. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

12. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

CHAIRMAN GALATI declared the Public Hearing open.

TONY BRUGES, 4009 Poppy Fields Drive, appeared in protest.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-12 and B-13 for related discussion.

**To be heard by the Planning Commission on December 6, 2001.**

(6:50 - 7:07) 1 - 1667

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ITEM

ACTION

**Z-0025-88(9) - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

**ABEYANCE TO DECEMBER 6, 2001**

13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

14. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

15. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

18. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

19. Construct all incomplete half-street improvements on Alexander Road, Dalecrest Drive, Mellott Lane and Tenaya Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.



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ACTION

**Z-0025-88(9) - FARM & ALEXANDER  
PROPERTIES LIMITED LIABILITY COMPANY**

**ABEYANCE TO DECEMBER 6, 2001**

20. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

21. This site plan shall be revised to show the existing 20-foot wide City of Las Vegas Sewer Easement; no building or structures shall be allowed to encroach upon the existing sewer easement.

22. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

23. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

24. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-0025-88, the City Stop VIII (Commercial Subdivision) and all other subsequent site-related actions.

25. Contribute the final \$5,000.00 traffic signal contribution, or provide that the total \$10,000.00 required by Original Condition #8 of Z-25-88(5) for the "commercial corner" has been already paid, prior to the issuance of any permits for this site.

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ITEM

ACTION

**B-15.**

**U-0137-01 - JORGE MELENDEZ ON BEHALF OF ALPINE FIXTURES**

Request for a Special Use Permit FOR A SECONDHAND DEALER OF USED RESTAURANT EQUIPMENT located at 1317 South Main Street (APN's: 162-03-110-085 and 086), C-M (Commercial Industrial) Zone, Ward 3 (Reese)

NOTICES MAILED 104

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

*Planning and Development*

1. If this Special Use Permit is not exercised within one year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted by the City Council.

2. No outdoor display, sales or storage of any merchandise is permitted.

3. The use shall comply with the applicable requirements of Title 6 (Business Taxes, Licenses and Regulations) of the Las Vegas Municipal Code.

4. All City Code requirements and design standards of all City departments must be satisfied.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Truesdell abstaining due to the fact he owns property within the notification area. (McSwain excused)**

TROY JESCHKE, Planning and Development, stated the applicant's justification letter states that the expected percentage of secondhand sales will be between 10% and 14% of the total sales. Section 19A.04.050 of the Las Vegas Zoning Code states that no outdoor display, sale or storage of any merchandise shall be permitted in conjunction with a secondhand dealer. With this condition, the proposed use can be operated in a manner that is harmonious and compatible with the surrounding commercial and industrial uses. Staff recommended approval, subject to the conditions.

EDDIE CAMACHO, 1317 South Main Street, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on December 19, 2001.**

(7:07 - 7:09) 1 - 2404

# PLANNING COMMISSION

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ITEM

ACTION

**U-0137-01 - JORGE MELENDEZ ON BEHALF  
OF ALPINE FIXTURES**

**APPROVED**

Public Works

5. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site prior to the issuance of any permits.

6. Construct full width alley improvements adjacent to this site and extending northward to tie into existing improvements along Colorado Street concurrent with development of this site.

7. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

9. Landscape and maintain all unimproved right-of-way on Main Street adjacent to this site.

10. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Main Street public right-of-way adjacent to this site prior to the issuance of any permits.

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ITEM

ACTION

**B-16.**

**U-0138-01 - CENTENNIAL CENTER LIMITED  
LIABILITY COMPANY ON BEHALF OF JOLYN  
FUHRIMAN**

Request for a Special Use Permit FOR A PROPOSED OUTDOOR SALES LOT FOR A FARMERS MARKET on property located adjacent to the southwest corner of Centennial Center Boulevard and Tropical Parkway (APN's: 125-28-713-003 & 005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Land Use Designation], Ward 6 (Mack)

NOTICES MAILED 543

APPROVALS 2 (Speakers)

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

Planning and Development

1. If this Special Use Permit is not exercised within one (1) year after the approval, the Special Use Permit shall be void unless an Extension of Time is granted.

2. The applicant shall create a pedestrian plaza area adjacent to the vendors by reconfiguring the parking area in such a way as to direct vehicular traffic away from the pedestrian areas and thereby promoting public safety.

3. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

4. The proposed Farmer's Market shall be located outside the existing driveways and drive aisles internal to this site so as to not impede the flow of either vehicular or pedestrian traffic along the adjacent public rights-of-way.

Truesdell -  
**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**  
**Unanimous**  
**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated that Section 4 of the Town Center Development Standards Manual establishes criteria for the approval of a Special Use Permit for outdoor sales lots. The standards include each application shall be reviewed and conditioned on a case-by-case basis, only retail items may be displayed or stored outdoors, barbed wire, razor wire, chain link, etc. are prohibited. This use is in compliance and conformance with the applicable requirements set forth in the Town Center Development Standards Manual. Staff recommended approval, subject to the conditions.

JOLYN FUHRIMAN, 812 Canterbury Cross Place, concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. This market will fit very well into this area.

BRIAN KASKIE, 8324 Fawn Meadow Court, said he would like to see some plans of this market. He thought there was a Farmers Market at the Rancho Santa Fe. He did not receive a notification of this proposal.

MS. FUHRIMAN said there are no plans that have been drawn. The market at the Rancho Santa Fe has closed.

MR. JESCHKE added that since this is a minor use it will not require any future reviews for the site layout. They will be utilizing parking spaces. There are guidelines as to how this market should be operated.

CHAIRMAN GALATI announced this item will be trailed so the application can be reviewed by the residents.

\*\*\*\*\*

CHAIRMAN GALATI recalled this item after Item No. B-17 was heard.

MR. KASKIE was in approval after discussing this with the applicant.

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ACTION

**U-0138-01 - CENTENNIAL CENTER LIMITED  
LIABILITY COMPANY ON BEHALF OF JOLYN  
FUHRIMAN**

MS. FUHRIMAN noted that this market will only be open on Fridays from 12:00 P.M. to 6:00 P.M.

**To be heard by the City Council on December 5, 2001.**

(7:09 - 7:13) 1 - 2495

(7:25 - 7:27) 1 - 3300

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ITEM

ACTION

**B-17.**

**Z-0014-62(1) - D & W INC. ON BEHALF OF  
NEXTEL COMMUNICATIONS**

Request for a Site Development Plan Review FOR THE CO-LOCATION OF ANTENNA ARRAYS ON AN EXISTING 60 FOOT TALL WIRELESS COMMUNICATION MONOPOLE TOWER on property located at 232 North Jones Boulevard (APN: 138-25-404-001), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald)

NOTICES MAILED 440

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.

Buckley -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH AN ADDITIONAL CONDITION THAT THE ARRAYS BE SLIMLINE AT EIGHT FEET.**

**Motion carried with Quinn voting NO.  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated this site is developed with an existing 60-foot tall communication monopole with three slimline antenna panels. The applicant is proposing to place twelve additional antenna arrays on the tower at a height of 40 feet. The arrays would be placed at a distance of four feet from the monopole. Earlier today the applicant submitted to staff revised elevations depicting slimline antenna panels instead of arrays. The slimline panels will be more compatible with the surrounding area. There is a condition requiring that the elevations of the tower match the revised elevations. Staff recommended approval, subject to the conditions.

LORRAINE ANDERSON, 4525 West Reno Avenue, said she has the site plans and is proposing changing the antenna array down to three panel antennas, which would be flush mounted beneath the existing Cingular antennas at a center line of 50 feet. The only difference in the dimensions in those panel antennas is that Cingular's are approximately four feet in length. The Nextel antennas are eight feet in length. They will be painted to match and be the same distance away from the pole. There will be a continuation of the antennas coming down the pole.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL asked to see the elevations. MS. ANDERSON put a drawing on the monitor showing the elevations. The Cingular antennas will be 57 feet high. There will be about 1.5 feet between the bottom of their antennas and the top of Nextel's antennas.

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**Z-0014-62(1) - D & W INC. ON BEHALF OF  
NEXTEL COMMUNICATIONS**

COMMISSIONER TRUESDELL wondered why Nextel does not try to improve the appearance of their antennas. MS. ANDERSON explained that when Nextel does their analysis they are having to decide on a location based upon their needs for their data which will require additional antennas, the amount of capacity, and how many additional sites. If they build the full array they don't have to build four more sites in this area so the total number of sites can be reduced versus the slimline panel antennas which have a limited capacity.

COMMISSIONER EVANS noted that in the backup documentation for this application the Planning Commission denied this back in January citing incompatibility with the condominiums to the north, but the City Council approved the request. He wondered how invasive co-locating these antenna arrays would be. MS. ANDERSON responded that Cingular came in with an application for a full array in this same location. The full array was denied by the Planning Commission. The design was changed at the City Council to slimline with the flush mounted antenna and was approved. This is consistent with the City Council to allow flush mounted antennas. It should not be any more invasive to the existing neighborhood because by adding the panel antennas to the existing slimline the view of the pole is not changed significantly, but a couple more feet are added. She showed pictures of the aesthetics.

**To be heard by the City Council on December 19, 2001.**

(7:13 - 7:25) 1 - 2700

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ITEM

ACTION

**B-18.**

**Z-0076-98(24) - MONTECITO DOWNTOWN,  
LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 361,560 SQUARE FOOT RETAIL COMMERCIAL CENTER on 38.78 Acres adjacent to the southeast corner of El Capitan Way and Deer Springs Way (APN: 125-20-701-001), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) Land Use Designation], Ward 6 (Mack)

NOTICES MAILED 34

APPROVALS 3 (Speakers)  
3 (E-Mails)

PROTESTS 1 (Speaker)

CONCERNS 1 (Speaker)

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

Planning and Development

1. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

2. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for off-street parking for the site uses prior to the issuance of any permits, any site grading, and all development activity for the site.

3. The site plan shall be revised to depict compliance with the Title 19A.10.010 requirements for handicap accessible spaces, and compliance with the Title 19A.10.020 requirements for loading spaces.

Buckley -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NOS. 4, 5 AND 6 DELETED, CONDITION NO. 18 AMENDED TO INSERT "MINIMUM" AFTER APPROVED, AND ADDITIONAL CONDITION THAT APPROVAL OF THIS SITE PLAN WILL NOT CONSTITUTE A WAIVER OF ANY TOWN CENTER STANDARDS.**

**Unanimous  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated this site plan presents a generally orderly placement of buildings, internal access roads and parking, although depicting a suburban character with commercial pads separated by parking lots. A commercial development is appropriate for a suburban type of development. However, this site lies within an area of Town Center that calls for urban high-density development. Therefore, the suburban character of the development is not appropriate for this location.

The site plan provides a total of 662 additional parking spaces, which is more than are required by Title 19A. There is a condition requiring the site plan to be revised to show additional commercial pads proposed around a central pedestrian seating area in the intersection of exclusive pedestrian promenades within the center of the largest parking lot. There are also conditions to eliminate driveways to create a more urban feel.

In addition, the Town Center Development Standards require that buildings within both the Urban Center Mixed Use district and the Main Street mixed-use district should be constructed adjacent to the street frontages with parking lots toward the center of the properties. There are conditions requiring the buildings be pushed up to the street frontages with the parking concentrated toward the center of the site, particularly along the Riley Street frontage.

This development will not be compatible with the planned development densities to the north, east or west of this site and that the development form and intensity of the anticipated uses is not compatible with the site development standards of the Urban Center Mixed Use and Main Street Mixed Use land use designations.

Staff recommended denial.



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LIMITED LIABILITY COMPANY**

4. The site plan shall be revised to show addition commercial pads proposed, situated around a central pedestrian seating area at the intersection of exclusive pedestrian walkways (promenades) within the center of the largest parking lot.

5. The site plan shall be revised to eliminate the two (2) southern driveways onto Riley Street, the center driveway onto Deer Springs Way, and the center driveway onto El Capitan Way.

6. The site plan shall be revised to depict the redesign of the easternmost driveway along Deer Springs Way to indicate a drive-aisle leading to the driveway, to eliminate potential access problems.

7. The site plan shall be revised to depict all building 'pushed up' to the street frontages with the parking areas moved to the interior of the site to create a more urban feel.

8. The landscape plan shall be revised to depict compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

9. The landscape plan shall depict full compliance with the Town Center Parkway Arterial standards including a five (5') foot wide amenity zone and a nine and a half (9'6") foot wide sidewalk. Within the amenity zone is required a minimum of two Mexican Fan Palm trees planted seventy feet on-center offset thirty-five feet from a canopy tree planted seventy feet on-center as depicted in Town Center Development Standards Manual (figure 1, page 47). The amenity zone is also to include decomposed granite, ground cover, and hardscape areas that equal 25% of the amenity

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7<sup>th</sup> Floor, appeared to represent the applicant. This property is primarily in the Urban Mixed Use area. There is a portion on the eastern side of this site that is in the Main Street area, but the vast majority is in the Urban Center. This project provides a mix of different types of uses, office and retail. It is multi-story and provides goods and services and fosters employment in the area. It is compatible with Timberlake farther to the east and can be compatible with the future growth of the rest of this quadrant. There are substantial landscaping and pedestrian promenades trying to connect various areas through the parking. There will be pedestrian plazas and walkways within the buildings. The ultimate plan for this property was to be more urban in design, but this project accomplishes the mid-term and long-term goals. The buildings and uses around the perimeter of the project could evolve into more intense uses. However, there is no market for those types of projects today.

He requested the following changes to the conditions:

Condition No. 4 would require some of the parking to be eliminated and replaced with buildings, and require more of a pedestrian feature in the middle, etc., so he requested that condition be deleted. There is no market for those types of buildings.

Condition Nos. 5 and 6 should be deleted. The original phase of this project requires the driveways for proper circulation.

Condition No. 22 requires a Traffic Study and work with staff on the driveways so there is no need to have a condition to eliminate the driveways.

Condition No. 7 should also be deleted because it would require some of the buildings moved to the street frontages. The space behind the buildings is critical to get employee parking behind the buildings and access for some of the services to those buildings.

Condition No. 14 requires enhancing the elevations and there is a concern that it is understood the rear of some of the buildings, even though they don't face south, will be able to have loading in the back of them.

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**Z-0076-98(24) - MONTECITO DOWNTOWN,  
LIMITED LIABILITY COMPANY**

zone to contain site furniture. The median islands within Durango Drive/El Capitan Way are required to be a minimum width of fifteen feet landscaped, except where necessary cuts are located, containing Mexican Fan Palm trees planted thirty-five feet on-center, decomposed granite, five-gallon ground cover, and hardscape areas. The Town Center Development Standards also require a pavement 'accent' pattern be provided at each street intersection. The sidewalk shall be constructed of the required finish. The landscape plan shall also depict the required accent paving.

10. The landscape plan shall depict full compliance with the Town Center Arterial Road Standards along Deer Springs Way that includes a three (3') foot wide amenity zone and a five (5') foot wide sidewalk. The landscape plan shall also portray full compliance with the Town Center Collector Road Standards along Riley Street and Rome Boulevard that includes a five (5') foot wide amenity zone and a seven (7') foot wide sidewalk. The amenity zones are required to include canopy trees planted thirty feet on-center. The amenity zone also includes decomposed granite, ground cover, and hardscape areas that equal 25% of the amenity zone to contain site furniture. The Town Center Development Standards also require a pavement 'accent' pattern be provided at each street intersection.

11. Landscape islands, a minimum five (5) feet in width, shall be provided throughout the parking lots, every six (6) parking spaces. Such double-sided islands shall each contain a minimum of two (2) 24" box shade trees (which have a minimum 1-1/2" diameter caliber at 4 feet above the root ball at the time of planting) and four (4) 5-gallon shrubs per tree.

Condition No. 18 should have the word "minimum" between approved and landscaped. They understand they cannot have the utility vaults in the required landscape areas.

This is a good project in the short term to get investments started in the northwest quadrant and also good for long term goals. It doesn't prohibit the ultimate intensity and density that staff wants to see.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He was concerned about the bike route along Durango Drive and there doesn't seem to be any turnouts for the buses, which could create a hazard for the bikes.

MANUEL ARIAS, Timberlake, 8237 Fawn Heather Court, appeared in approval. The Montecito Company has worked hard with the residents in Timberlake to have a less intense project. This is useful for the community and walkable. The parking and landscaping seems to be greatly enhanced. This will set a good precedent for the area.

BRIAN KASKIE, Timberlake, 8324 Fawn Meadow Avenue, appeared in approval. He has met with several individuals involved with this application. **He submitted an E-Mail indicating five persons in approval.**

DOTTY MILLER, Timberlake, 8213 Mountain Heather Court, appeared in approval. This site plan is appropriate. Montecito Company has worked diligently with the residents. She is looking forward to having upscale tenants for these buildings.

LOUISE RUSKAMP, 8500 Log Cabin Way, appeared as a concerned citizen. She asked which of the buildings will be multi-story and which will have a residential component.

CHAIRMAN GALATI declared the Public Hearing closed.

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LIMITED LIABILITY COMPANY**

12. All illustrative decorative paving, including square and round intersections, pedestrian plazas, and entry plazas, shall be designed and constructed as shown on the submitted plans, and such decorative paving shall consist of stamped colored concrete or handset pavers or better.

13. All proposed building elevations shall demonstrate, to the satisfaction of Planning and Development Department staff, side and rear elevations consistent with submitted front elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements.

14. In order to enhance the aesthetics of the rear face of the building, the rear (south) elevations of building shall be revised to show consistency with the front elevations and all loading docks shall be prohibited along that side of the building(s).

15. The applicant shall be required to have approved a Master Signage Plan prior to the issuance of any sign permits.

16. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.

17. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

18. No utility vault exceeding 27 cubic feet in size may encroach into approved landscape areas along public street frontages. Additionally, no waivers from required landscaping or approved signage standards shall be allowed due to the placement of any utility vaults.

ATTORNEY FIORENTINO appeared in rebuttal. There is no residential component in this plan. Some of the buildings are multi-story with a mix of retail and office throughout.

COMMISSIONER QUINN felt this is a beautiful project and compatible for the area.

COMMISSIONER EVANS also felt this is a beautiful project, but could be the wrong development for this location. The City has devised plans over a period of time and then they are undone in just a few moments.

COMMISSIONER BUCKLEY did not feel the City can force a developer to build a project where there is no market. He sees pedestrian enhanced walkways through projects where there is nowhere to go and it seems like those should be in the front connecting the buildings. The internal circulation should connect the different uses.

ATTORNEY FIORENTINO showed on the monitor various features with fountains, etc. They could eliminate some of the parking to create more of a connection between the buildings.

COMMISSIONER GOYNES applauded the developer in working so long with the residents. The developer has looked into the immediate time as well as in the future.

COMMISSIONER TRUESDELL asked if the detailing along the front will carry along the remainder of the buildings. ATTORNEY FIORENTINO answered in the affirmative and said they will work with staff to have language that requires all the sides of the buildings to be consistent. They don't know who the anchor will be, but it will not be a grocery store or Wal-Mart.

CHAIRMAN GALATI clarified that the intention is when more rooftops are built in this area this site will be expanded as the market dictates. ATTORNEY FIORENTINO responded that not only this site, but all of the northwest quadrant that Mr. Shulman owns.

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**Z-0076-98(24) - MONTECITO DOWNTOWN,  
LIMITED LIABILITY COMPANY**

**Public Works**

19. Dedicate 60 feet of right-of-way adjacent to this site for Durango Drive, 40 feet for Riley Street, 40 feet for Deer Springs Way, 40 feet for Rome Boulevard, including one half of a cul-de-sac bulb for the terminus of Rome Boulevard, a 25 foot radius at the northwest corner of Rome Boulevard and Riley Street, a 25 foot radius at the southwest corner of Riley Street and Deer Springs Way and a 54 foot radius on the southeast corner of Deer Springs Way and Durango Drive prior to the issuance of any permits for this site. All public street dedications shall comply with all applicable Town Center Standards. Also, dedicate appropriate public street right-of-way in accordance with Standard Drawings #201.1 and #245.1 for dedicated right turn lanes and dual left turn lanes, and Standard Drawings #234.1, #234.2 and #234.3 for bus turnouts, in accordance with the Traffic Impact Analysis, once approved.

20. Construct half-street improvements including appropriate overpaving (if legally able) on Deer Springs Way, Riley Street, Durango Drive and Rome Boulevard. Also, terminate Rome Boulevard adjacent to this site in a manner acceptable to the Department of Public Works and construct public street improvements for the approved terminus of Rome Boulevard concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

CHAIRMAN GALATI commented that the density has to be done in phases with a development that is economically feasible in the short term and long term. The developer has taken risks in acquiring the property without knowing if there will be a market because there are not enough rooftops at this time. He is in favor since the applicant has looked at ways this site can grow.

CHRIS GLORE, Planning and Development, commented that Condition No. 7 is a requirement of the Town Center guidelines. If the applicant wishes to divert from that it would have to be re-advertised as a waiver of Town Center Development Standards. In addition, they are providing 46% more parking than Title 19A requires, which is excessive.

COMMISSIONER BUCKLEY asked if that would be the only waiver. MR. GLORE said there is a fast food restaurant being proposed which may not be in the configuration that is required by the current Town Center Standards and may require a waiver.

COMMISSIONER BUCKLEY asked whether this project could include a residential component in the future. ATTORNEY FIORENTINO responded that it is not precluded. If the buildings have to be at zero setback on the street at this location they will file the necessary waiver.

CHAIRMAN GALATI asked if any buildings will be precluded from the center of the property. MR. GLORE said the intent of the Town Center Standards is to avoid the use of parking lots from adjacent streets. Some of the buildings are not in compliance with that standard. The intent of the Town Center Standards is that there would not be the typical suburban shopping center rear loading areas. The applicant hopes to provide a visual shield and improve the use of the loading areas. ATTORNEY FIORENTINO responded that the standard in Town Center that addresses this says they shall abut the setback line along primary pedestrian corridors. They want to have the rear of the buildings look nice and the loading areas are screened. They will work with staff to make sure that is accomplished.

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ACTION

**Z-0076-98(24) - MONTECITO DOWNTOWN,  
LIMITED LIABILITY COMPANY**

21. Coordinate with the City Engineer to determine the final alignment of Deer Springs Way prior to the issuance of any building or grading permits or the recordation of a Final Map for this site; additional dedication and construction requirements to accommodate the final alignment of Deer Springs Way may be required at the time of approval of construction drawings for this site.

22. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

23. Provide two lanes of paved, legal access to this site prior to occupancy of any units within this development.

24. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend oversized public sewer in Durango Drive to Rome Boulevard, in Rome Boulevard from Durango Drive to Riley Street, in Riley Street from Rome Boulevard to Deer Springs Way; coordinate final design and sewer path with the new Frontage Road alignment to a location and depth acceptable to the City Engineer. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any offsite permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.

COMMISSIONER TRUESDELL asked if the demand was there would they put buildings along that internal loop road. ATTORNEY FIORENTINO responded that if the demand would warrant it and they could accommodate the tenants needs for parking that could be a possibility.

MR. GLORE suggested alternative language for Condition No. 7 as follows: "The site plan shall be revised to depict all building or structural screening elements pushed up to the perimeter street frontages." That would not apply to the interior streets, but just the four streets surrounding the site. There are cases whereby with this type of layout the buildings cannot be pushed to the street frontage but there can be structural screening elements of the street frontage so the same type of urban environment is approached.

ATTORNEY FIORENTINO suggested deleting Condition No. 7 and having the applicant work with staff.

COMMISSIONER QUINN does not want to hear in future years that if the developer wants to put more square footage on this site it would be too intense.

CHAIRMAN GALATI felt the record should indicate that in the future more density will be coming onto this site.

**To be heard by the City Council on December 19, 2001.**

(7:27 - 8:13) 1 - 3374/2 - 1

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**Z-0076-98(24) - MONTECITO DOWNTOWN,  
LIMITED LIABILITY COMPANY**

**APPROVED**

25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ACTION

**Z-0076-98(24) - MONTECITO DOWNTOWN,  
LIMITED LIABILITY COMPANY**

**APPROVED**

26. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.

27. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-76-98 and all other subsequent site-related actions.

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ACTION

**B-19.**

**VAC-0034-01 - MW LIMITED LIABILITY COMPANY**

Request for a Petition of Vacation to vacate Colorado Street between Commerce Street and the Union Pacific Railroad line (APN: 162-04-506-003), Ward 3 (Reese)

NOTICES MAILED 6

APPROVALS 1 (Speaker)

PROTESTS 0

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

1. Provide a plan for approval by the City showing how all existing parcels will continue to have legal access via a private access easement or other legal mechanism. Also, provide evidence that shows that all affected property owners are in agreement with such plan. Such easement must record concurrent with the recordation of an Order of Vacation for this site.

2. This Petition of Vacation shall be revised to retain a 20-foot wide City of Las Vegas Sewer easement, in an alignment and to a location acceptable to the City Engineer prior to recordation of the Order of Vacation.

3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved drainage plan/study.

4. All development shall be in conformance with code requirements and design standards of all City Departments.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.

**Truesdell -  
TABLED  
Unanimous  
(McSwain excused)**

TROY JESCHKE, Planning and Development, stated the applicant's justification letter states that Colorado Street exists solely for the access of businesses located adjacent to the existing rights-of-way and does not serve the public beyond the existing businesses due to its terminus at the Union Pacific Railroad line. It will vacate a portion of Colorado Street right-of-way and eliminate access to abutting parcels; therefore, landlocking them. Furthermore, the properties abutting the south side of this Vacation are addressed off Colorado Street and this Vacation would eliminate their addresses. Without a recorded method of access to all the parcels involved, staff recommended denial.

KENDARD MIZE, Lochsa Engineering, 5828 Spring Mountain Road, #308, said the owner has secured letters from each of the parcel owners on the south side of Colorado Street indicating they support the Vacation. MR. JESCHKE said staff received letters, but they are not recorded documents, just simply letters signed by the property owners saying they have no problem with this Vacation request.

MR. MIZE said the property owners on the south side of the street are working with the applicant and have crafted language for an access agreement. There will be easements granted to each parcel and access easements for utility maintenance.

CHAIRMAN GALATI declared the Public Hearing open.

CHRISTOPHER BYRD, 1225 Darmak Drive, appeared in approval. There is a potential opportunity that there could be an east/west access if the railroad tracks would go under or over. He doesn't want to lose that opportunity in the event that the traffic on Charleston and Oakey continues to increase.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL felt this is a lot of roadway to vacate. Joint access agreements oftentimes generate problems. This is a limited industrial area, which may change. He suggested holding this item until all the issues have been resolved.

(8:13 - 8:19) 2 - 1384



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ACTION

**VAC-0034-01 - MW LIMITED LIABILITY COMPANY**

**TABLED**

6. All existing public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

7. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

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ACTION

**B-20.**

**VAC-0038-01 - CITY OF LAS VEGAS**

Request for a Petition of Vacation to vacate a walkway and emergency roadway generally located east of Horn Street, between Hanford Avenue and Bonanza Road (APN: 139-30-410-029), Ward 1 (M. McDonald)

NOTICES MAILED 109

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,  
subject to:

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
3. Provide a plan prior to recordation of an Order of Vacation for this site showing how the area to be vacated will be integrated into the adjacent properties, and provide proof that both abutting property owners are in agreement with this plan.
4. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated the justification letter from Public Works indicates that the reason for this application is more of a public safety issue as the walkway and emergency roadway have become a nuisance to the neighborhood. This Vacation will not eliminate any access to abutting parcels and not result in any reduced traffic handling capability as this section of right-of-way is currently not used. Staff recommended approval, subject to the conditions.

BART ANDERSON, Public Works, represented the City and explained this is an existing pedestrian access easement that has turned into a nuisance. Public Works feels it can be eliminated.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the City Council on December 5, 2001.**

(8:19 - 8:22) 2 - 1650

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ACTION

## VAC-0038-01 - CITY OF LAS VEGAS

## APPROVED

5. The Order of Vacation shall not be recorded until the above condition has been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or the Planning Commission does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

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ACTION

C.

**NON PUBLIC HEARING ITEMS:**

C-1.

**Z-0100-64(178) - RR PROPERTIES**

Request for a Site Development Plan Review and a Waiver of Downtown Centennial Plan Landscape and Streetscape Standards FOR A PARKING LOT on 0.2 Acre at 813 South Fourth Street (APN: 139-34-410-145), C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Weekly)

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

2. The proposed covered parking canopies shall be painted to match the existing office building on the adjacent parcel.

3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

4. The applicant shall construct an eight-foot tall decorative block wall, with at least 20 percent contrasting materials, adjacent to the southern property line. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

Goynes -

**APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITION NO. 4 AMENDED AS AGREED UPON BETWEEN APPLICANT AND STAFF.**

**Unanimous**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated this is a request for a 28 space covered parking lot on the property adjacent to 801 South Fourth Street where a 15,320 square foot office building is currently under construction. This will provide parking for the adjacent office building's tenants and clients. The landscaping and site layout is consistent with the landscaping that was approved by the Planning Commission for the adjacent office building. The Downtown Centennial Plan requires trees to be placed within the parking lot at a ratio of one tree for every six spaces. However, because the parking area is to be covered, staff does not find that to be practical. Staff recommended approval, subject to the conditions.

GEORGE ROGERS, Architect, 2880 Meade Avenue, Suite 104, concurred with staff's conditions. They have provided the correct number of trees. This site is only about 62 feet wide for double loaded parking.

COMMISSIONER TRUESDELL commented that the alleyway is for circulation, but wondered if it is all right to use Fourth Street as a circulation aisle.

BART ANDERSON, Public Works, said Condition No. 12 requires the applicant to meet with the Traffic Engineer.

**This is final action.**

(8:22 - 8:28) 2 - 1750

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ACTION

## Z-0100-64(178) - RR PROPERTIES

APPROVED

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

10. All City Code requirements and design standards of all City departments must be satisfied.

### Public Works

11. Remove all substandard public street and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Any new or modifications to the existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. Landscape and maintain all unimproved right-of-way on 4<sup>th</sup> Street adjacent to this site.

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**Z-0100-64(178) - RR PROPERTIES**

14. Submit an Encroachment Agreement for all landscaping and private improvements located in the 4<sup>th</sup> Street public right-of-way adjacent to this site prior to occupancy of this site.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

**APPROVED**

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ITEM

ACTION

C-2.

**Z-0066-96(3) - BUBBLES/SUMMERLIN  
LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review and a Reduction in the amount of required parking lot landscaping FOR A PROPOSED 16,595 SQUARE FOOT TWO STORY OFFICE BUILDING on 1.17 Acres on the south side of Vegas Drive, approximately 250 feet east of Buffalo Drive (APN: 138-27-101-005), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald)

**STAFF RECOMMENDATION:** APPROVAL, subject to:

**Planning and Development**

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the Conditions of Approval of Z-0066-96.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

**Buckley -**

**APPROVED, SUBJECT TO STAFF'S CONDITIONS.**

**Unanimous**

**(McSwain excused)**

TROY JESCHKE, Planning and Development, stated the office building will be in the west portion of the parcels set back 14 feet from the west property line and 87 feet from the east property line. A 24 space and 14 space covered parking area are depicted along the east and south property lines. A 15-foot wide planter is shown along Vegas Drive and an additional planter adjacent to the building and near the parking area to the east of the structure. Access will be from one existing driveway to Vegas Drive, which will be shared with the adjacent drug store. City standards require a minimum of 24 inch box trees to be placed in parking areas within minimum 5 foot wide finger planters at a ratio of one tree for every six spaces. Because the majority of the parking spaces are proposed to be covered it is not practical to require finger planters. As an alternative the applicant is proposing to place additional trees within the planters adjacent to the building. That alternative is appropriate and recommended approval of the waiver from the landscape requirements. The decorative stone veneer is aesthetically pleasing and the tan stucco exterior is appropriate for the area. Staff recommended approval, subject to the conditions.

DAN GORHAM, Bubbles/Summerlin, LLC, 8820 St. Pierre Drive, concurred with staff's conditions. However, he asked for clarification on Condition No. 5. They have revised the landscaping plan to accommodate more trees and shrubs. There will be 42 trees and 224 shrubs. They have an access agreement with Rite Aid to have access off Buffalo for proper traffic flow, as well as a joint drive on Vegas Drive.

CHAIRMAN GALATI said the landscaping plan will be required in order to obtain a building permit.

COMMISSIONER TRUESDELL noted there will be four travel lanes between this building and the adjacent building with very little landscaping. MR. GORHAM responded that they have treated that corridor with the elevation and paint differential treatments. This is a difficult site to develop. They are required by their agreement with Rite Aid to put in another 12.5 feet of landscaping. They are almost completely leased.

**This is final action.**

(8:28 - 8:35) 2 - 1986

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ACTION

**Z-0066-96(3) - BUBBLES/SUMMERLIN  
LIMITED LIABILITY COMPANY**

**APPROVED**

7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

9. All City Code requirements and design standards of all City departments must be satisfied.

**Public Works**

10. Construct all incomplete half-street improvements (sidewalk) on Vegas Drive adjacent to this site concurrent with development of this site.

11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.



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ACTION

**Z-0066-96(3) - BUBBLES/SUMMERLIN  
LIMITED LIABILITY COMPANY**

**APPROVED**

13. This site plan shall be revised to show the existing City of Las Vegas Sewer and Drainage Easements along the south, east and north sides of this site; no building or structures shall be allowed to encroach upon the existing sewer and drainage easements.

14. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Z-0066-96, Parcel Map (CLV #PM-25-97), the approved Traffic Impact Analysis, and all other subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ACTION

**D.**

**CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

There was no one present wishing to speak under this portion of the agenda.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 8:35 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

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LINDA OWENS, DEPUTY CITY CLERK